

**Town of Underhill
Development Review Board Minutes
February 3, 2020**

Board Members Present:

Charles Van Winkle, Chair
Stacey Turkos, Vice Chair
Matt Chapek
Mark Green
Daniel Lee
Karen McKnight
Penny Miller

Staff/Municipal Representatives Present:

Andrew Strniste, Zoning Administrator

Others Present:

Betsy Evans (8 Edgemont Road)
Jeff Paulson (8 Edgemont Road)
Rob Peterson (352 Mountain Road)

6:30 PM – 02/03/2020 DRB Public Meeting

- DRB Members convened at Town Hall around 6:25 PM.
- [6:30] Chair Van Winkle commenced with the evening's meeting. No adjustments to the agenda were made. No general public were in attendance to provide general public comment.

**6:37 PM – Evans Sketch Plan Review
8 Edgemont Road (ED008), Underhill, Vermont**

Docket #: DRB-20-03

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- [6:37] Chair Van Winkle began the evening's hearing by explaining the meeting procedures for a sketch plan review meeting. The application pertains to a 2-lot subdivision of land located at 8 Edgemont Road (ED008). The Applicant, Betsy Evans, on behalf Edgmont House, LLC, accompanied by her significant other, Jeff Paulson, were before the Board to discuss their application. A representative from State's Park's Department was in attendance. No other parties were in attendance to comment about the application. No ex parte communications between the Board and the Applicants were identified, nor were any conflicts of interest identified. No additional exhibits were submitted into the record.
 - [6:39] Betsy Evans, on behalf Edgmont House, LLC, informed the Board that she and her sister owned the land and was looking to subdivide the lot, and keep the new lot within the family. If a dwelling were to be built, it will be one story, off the grid, and not in sight of the road. The Applicant informed the Board that she wished to maintain the rural character of the area. She informed the Board that the property contains ridges and wetlands. In addition, a percolation test was perform regarding the wastewater system. Board Member Chapek opined that he had a concern with frontage between the north property line of the proposed lot and the north property line of the existing lot, as he thought 400 ft. should be proposed in order to preserve the frontage requirement should a subsequent subdivision be proposed.
 - [6:52] Chair Van Winkle asked the board if they had enough information to make a decision about the application. Board Member Turkos made a motion to classify the subdivision as "minor." Board Member Chapek seconded the motion. The motion passed 6 to 0 with Board Member Green abstaining. Board Member Turkos made a motion to accept the sketch plan review application. The motion was seconded by Board Member Miller. Further discussion ensued about whether the frontage concern in relation to Section 8.2.F pertaining to irregularly shaped lots and considering potential future subdivisions. The Board unanimously accepted the proposed sketch plan application. The Board then explained the implications of combining the preliminary and final subdivision review

hearings. The Board recommended separate hearings, and the Applicant acquiesced.

7:13 PM – Other Business

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- [7:13] The Board reviewed their Rules of Procedure.
 - [8:30] Board Member Turkos made a motion to approve the minutes of January 20, 2020. The motion was seconded by Board Member Chapek and approved unanimously. No additional comments were provide on the sketch plan application pertaining to Evans.
 - [8:31] Board Member Turkos made a motion to adjourn. The motion was seconded by Board Member McKnight and approved unanimously.
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Submitted by:

Andrew Strniste, Planning Director & Zoning Administrator

These minutes of the 02/03/2020 meeting of the DRB were accepted
this 2 day of MARCH, 2020.



Charles Van Winkle, Development Review Board Chair